

# House File 520 - Introduced

HOUSE FILE 520  
BY COMMITTEE ON LOCAL  
GOVERNMENT

(SUCCESSOR TO HSB 97)

## A BILL FOR

1 An Act relating to the use of fees collected by a county  
2 recorder or governing board of the county land record  
3 information system for processing and recording instruments.  
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 331.605B, subsection 2, Code 2021,  
2 is amended by striking the subsection and inserting in lieu  
3 thereof the following:

4 2. A recorder or the governing board of the county land  
5 record information system shall collect only statutorily  
6 authorized fees for land records management. The governing  
7 board of the county land record information system shall not  
8 collect a fee for viewing, accessing, or printing documents in  
9 the county land record information system unless specifically  
10 authorized by statute. The governing board of the county land  
11 record information system may collect a fee of not more than  
12 three dollars per recorded document for using the system to  
13 process electronic documents for recording. Fees collected for  
14 the processing of electronic documents for recording may be  
15 used for the purposes specified in section 331.604 and other  
16 purposes including but not limited to development, operation,  
17 and maintenance of the county land record information  
18 system and internet sites, systems for electronic filing for  
19 recording, associated payment systems, security systems, the  
20 land records databases, methods for searching the databases,  
21 processes for the redaction of personally identifiable  
22 information posted for public online access, and processes for  
23 the integration of land records information with other property  
24 information systems.

25 Sec. 2. Section 331.605B, Code 2021, is amended by adding  
26 the following new subsection:

27 NEW SUBSECTION. 3. Use of the county land record  
28 information system shall be subject to the terms and conditions  
29 established by the governing board.

30 EXPLANATION

31 The inclusion of this explanation does not constitute agreement with  
32 the explanation's substance by the members of the general assembly.

33 Under current law, a county recorder and the governing board  
34 of the county land record information system (governing board)  
35 are allowed to collect only statutorily authorized fees for

1 land records management. A county recorder and the governing  
2 board are prohibited from collecting a fee for viewing,  
3 accessing, or printing documents in the county land record  
4 information system unless specifically authorized by statute.  
5 This bill removes the county recorder from this prohibition.  
6 In addition, the bill strikes a provision authorizing a county  
7 recorder or the governing board to collect actual third-party  
8 fees associated with accepting and processing statutorily  
9 authorized fees, including credit card fees, treasury  
10 management fees, and other transaction fees required to enable  
11 electronic payment.

12 The bill allows the governing board to collect a fee of not  
13 more than \$3 per recorded document for using the system to  
14 process electronic documents for recording, which fees may be  
15 used for purposes outlined in Code section 331.604 (recording  
16 and filing fees) and in the bill. The bill provides that  
17 the use of the county land record information system shall  
18 be subject to the terms and conditions established by the  
19 governing board.